

URGES FAIR BUILDING FOR REAL ESTATE DEALERS.

L. E. Anderson's Suggestion Meets With the Approval of Real Estate Men.

SALES SHOW GREAT ACTIVITY.

Interest Centers in Forest Park District, but All Parts of the City Show Marked Effects of the World's Fair.

One of the interesting innovations to realty circles proposed in connection with the World's Fair is the suggestion by Lorenz L. E. Anderson, manager of the real estate department of the Mercantile Trust Company, that real estate men should have a building of their own at the Louisiana Purchase Exposition.

"Why, above all others," said Mr. Anderson yesterday, "should not the real estate men of St. Louis and of the entire Louisiana Purchase section have an exhibit at the Fair? When we come right down to facts, the greatest real estate deal ever consummated in the history of our country—the Louisiana Purchase."

Certainly the real estate agents of that territory should have their place in the Exposition. To the real estate agent belongs much of the credit for the growth and development of our cities, towns and country. Let them be heard from in the outward and visible sign of their industry and success. The exhibit in such a building could consist of many things historic relics and papers connected with land deals, deeds, plats of cities, old maps, documents, money, a miniature of the largest cities. If all the real estate men throughout the Purchase contribute something, we will have a thousand and one things to show the public that will interest it immensely.

Real Estate History of St. Louis.—St. Louis could have a section in the building devoted specially to her real estate history. While it would be a mistake to make this thing at all a commercial enterprise, still it is easily seen how such an exhibit would interest the public in advertising the natural advantages of St. Louis and in interesting outside capital in our city.

"It would be a bureau of information where the visitor to the Fair could have placed before him the history of the city, a manufacturing, jobbing and shipping center. We could here show the truly important relations that exist between St. Louis and the entire West and South. The result to attain in such an exhibit would be to have a broadly advertised and historically correct display that would interest not only those represented but all people interested in the growth of our country. The idea of a real estate building meets with much approval among the realty men of St. Louis. It is a building that would be of particular interest in showing the history of St. Louis, while a complete set of models of the city in the Louisiana Purchase was regarded highly by interested strangers from all parts of the country.

This interest is regarded as especially valuable in increasing the population of a city, the general view being that the city with such actual details as can be shown in a model or in some plat which exhibits the values of the city in a comparative way. The increase in population, which is expected for this city, is likely to be materially aided by such a display.

Many Important Deals Pending.—Deals of late week were mostly of an important nature when they were in the manufacturing or real estate line, and several which were reported pending are of a nature to place them in the first class if they are successfully carried through.

Of these, the deal reported in connection with the De Giverville tract, northwest of Forest Park, is one of the most important. The purchase of the De Giverville tract, northwest of Forest Park, is one of the most important. The purchase of the De Giverville tract, northwest of Forest Park, is one of the most important. The purchase of the De Giverville tract, northwest of Forest Park, is one of the most important.

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buildings at present in St. Louis, however, are not so numerous as when out-of-town concerns do commence coming here there will be quite a scramble for location. Though there are many buildings now going up, it can hardly be hoped that they will relieve the congestion materially, as they are in most cases already spoken for. For instance, there are two buildings going up under the management of the Mercantile Trust Company, one on the corner of Thirteenth and Washington avenues, which is to be occupied by the Peters Bros. Company, and another on the corner of Olive and Olive streets, which is to be occupied by a local concern.

Then there is the Emilie building, being remodelled by the same company. Its offices are rapidly being rented, with the corner store is leased by the Friedman Columbia Dome Cigar people. Next door to the Emilie building, however, is a building which is being erected by the same company, being double the value of those closed in the month of June, 1901. Last year 617 real estate transfers were recorded, with a total value of \$1,386,165, while this year the transfers for the same period amounted to 714 in number, and to a total value of \$2,701,288.

The number and value of building permits issued in the same period is another indication of the activity here. In June, 1901, 117 permits were issued for brick and frame buildings, amounting in total value to \$28,500. Last month 233 permits were issued, amounting in value to \$34,321. The outlook for real estate here is most encouraging, and the values in property here are expected to make a steady and permanent advance.

J. W. Kerr.—J. W. Kerr reports sales as follows: Corner of Third and Barry, \$12,000; from St. Louis, Mo., to W. C. Watkins, as investment. One hundred feet on north side of Morgan street, between Broadway and Locust, well, for \$10,000; from Edward T. Herndon to client of Woodley and Fish.

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Henry Hienrichs, Jr.—Henry Hienrichs, Jr., reports the following sales: On Chouteau avenue, north side, between Newstead and Taylor avenues, 20x28, within a block of the east entrance to the Exposition grounds, sold to J. W. Kerr, for \$10,000; from Edward T. Herndon to client of Woodley and Fish.

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Lincoln Trust Company.—The Lincoln Trust Company reports the following sales: On Locust street, lot 2x13 1/2 feet; from H. E. Allen to Edwin K. Allen, for \$17,000. The purchaser will make some extensive alterations to the building, and will occupy it as his future home.

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on Clennans avenue, particularly of which are not given at present. The company also perfected a lease for a large house in the West End to be used for a hotel.

Charles F. Vogel reports the following sales: House No. 3425 Nebraska avenue, between Chevrolet and Locust streets, a two-story brick dwelling, arranged as two flats of five rooms on the first floor and four rooms on the second floor, sold for \$2,500 to Mrs. Mary Wetland, who purchased for an investment.

House No. 2308 Thomas street, between Glasgow and Garrison avenues, a two-story brick dwelling, containing eight rooms, at \$1,500, sold to Henry Richards, who purchased for a home.

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Midnight Special

For Buffalo and the Pan-American Exposition.

Leaves 11:30 p. m. Arrives Buffalo 7:50 p. m.

Sleeping cars are placed at Union Station at 9:30 p. m. to enable passengers to retire early if desired. Electric fans are in operation until train-leaving time.

Ticket Office, Eighth and Olive.

FINANCIAL.

OFFICIAL STATEMENT OF THE financial condition of the BOARD OF BANKS at St. Louis, State of Missouri, at the close of business on the twenty-ninth of June, 1901.

RESOURCES.

Loans and discounts, including interest, \$1,794,859.59

Real estate, including mortgages, \$1,794,859.59

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